

THURSDAY, NOVEMBER 3, 2011

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of November 3, 2011 together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING. (9:10 AM)

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ROLL CALL (9:10 AM)

PRESENT: Commissioner(s) Carlyn Christianson, Dan O'Grady, Kenneth Topping, Tim Murphy, and Chairperson Jim Irving.

ABSENT: None

4. Continued hearing to consider a request by SHERIDAN PROPERTIES FOR A DEVELOPMENT PLAN / COASTAL DEVELOPMENT PERMIT to allow for the construction of a five (5) phase Industrial Park consisting of twenty one (21) units on seven (7) underlying legal parcels. The total first floor square footage for the proposed development is 105,718 square feet. Approximately 43,000 square feet of second story floor is possible within the overall development (dependent on tenant needs), for a total maximum of 149,000 square feet of floor area. Additionally, each phase will include the construction of all associated infrastructure (e.g. streets, parking, landscaping, and drainage facilities) necessary to serve that phase of development. The applicant is requesting up to one (1) caretakers unit to be constructed on each legal lot of record for a total of seven (7) caretaker units (500 square feet each) with a maximum square footage of 3,500 square feet for the entire development. The project will result in the phased disturbance of approximately 13.5 acres (including approximately 38,000 cubic yards of cut and 50,000 cubic yards of fill) on a 13.75 acre parcel. The proposed project is within the Industrial land use category and is located at 804 Sheridan Road in the village of Callender-Garrett. The site is in the South County (coastal) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 28, 2011 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, geology and soils, hazards and hazardous materials, noise, public services and utilities, transportation and circulation, water, and land use which are included as conditions of approval. (CONTINUED FROM 9/8/11 & 9/29/11) County File No: DRC2005-00073 APN(s): 091-351-069; 091-361-002, -003, -005, -012

Supervisory District: 4 Date Accepted: March 18, 2008 Murry Wilson, Project Manager
Recommend approval (12:50 PM)

Murry Wilson: Project Manager, reviews proposed project staff report. States there is a revision on Condition #1 and #46. (the applicant shall fund a monitoring and reporting plan/program to be administered to the county.)

START HERE! START HERE! START HERE!

Babak Naficy: Sierra Club, reviews issues regarding project.

Murry Wilson: Project Manager and John Nall Principal Environmental Specialist: respond to comments made by Mr. Naficy.

Ken Topping: referring to Condition 64, suggests to add the word "secondary" with all commissioners in agreement.

Ken Topping: requests clarification on pg 4-21. suggests adding "as well as evacuation in case the primary road on Sheridan road is blocked" with all commissioners being in agreement.

Thereafter, on motion of Tim Murphy, seconded by Kenneth Topping, and on the following vote:

AYES: Commissioner(s) Tim Murphy, Kenneth Topping, Carlyn Christianson, Dan O'Grady and Jim Irving.

NOES: None.

ABSENT: None.

The Commission adopts the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Development Plan DRC2005-00073 based on the findings listed in Exhibit A, and subject to the conditions listed in Exhibit B, changing Condition 1. a. i. to add "....and retention basins)," at the end of the sentence; changing Condition 43. to add the sentence "....all grading plans shall show lupine protection areas on the plans and...." to the first sentence; and changing Condition 64. to read "Prior to issuance of any permit associated with Phase 3, the applicant shall revise the grading plan to provide secondary emergency access (to the satisfaction of Cal Fire) at the northerwestern corner of Private Street A & D and the private access road (Calle Bendita), to allow access for emergency vehicles as well as evacuation in case the primary access point at Sheridan Road is blocked."; adopted.